

1.04 No Tax Credits

The Mortgagor will not claim or demand or be entitled to receive any credit or credits on the principal or interest payable under the terms of the Note or on any of the sums secured hereby, for so much of the taxes, assessments, or similar impositions assessed against the mortgaged property or any part thereof, as are applicable to the indebtedness secured hereby or to the mortgagee's interest in the mortgaged property. No deductions shall be claimed from the taxable value of the mortgaged property or any part thereof by reason of the Note and Mortgage.

1.05 Insurance

The Mortgagor will procure for, deliver to, and maintain for the benefit of, the Mortgagee, during the life of this Mortgage, insurance policies, in such amounts as the Mortgagee shall require, but in any event not less than the outstanding principal balance due under this mortgage, insuring the mortgaged property against fire hazard, theft, casualty, and liability loss and such other insurable hazards, casualties and contingencies as the Mortgagee may require. The Equitable Life Assurance Society of the United States shall be named the First Loss Payee and the Mortgagee shall be named the Second Loss Payee under said policies. The form of such policies and the companies issuing them shall be acceptable to the Mortgagee. At least fifteen (15) days prior to the expiration date of all such policies, renewals thereof satisfactory to the Mortgagee shall be delivered to the Mortgagee. The Mortgagor shall deliver to the Mortgagee receipts evidencing the payment of all such insurance policies and renewals. The delivery of the insurance policy shall constitute an assignment, as further security of all unearned premiums. In the event of the foreclosure of this mortgage or any other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor, in and to all insurance policies then enforce, shall pass to the Purchaser or Grantee.

1.06 Care of the Property

(a) The Mortgagor will preserve and maintain the mortgage property in good condition and repair, and will not commit or suffer any waste thereof. The Mortgagor will not do or suffer to be done anything which will increase the risk of fire or other hazard to the Mortgaged Property or any part thereof.

(b) Except as otherwise provided herein, no buildings, fixtures, personal property, or other part of the Mortgaged Property shall be removed, demolished or substantially altered without the prior written consent of the Mortgagee. The Mortgagor may sell or otherwise dispose of, free from the lien of this Mortgage, furniture, furnishings, equipment, tools, appliances, machinery, fixtures or appurtenances, subject to the lien hereof, which may become worn out, undesirable, obsolete, disused or unnecessary for use in the operation of the Mortgaged Property, not exceeding in value at the time of disposition thereof, \$1,000.00 for any single transaction or a total of \$10,000 in any one year, upon replacing the same by, or substituting for the same, other furniture, equipment, tools, appliances, machinery, fixtures or appurtenances not necessarily the same character, but of at least equal value to the Mortgagor and costing not less than the amount realized from the property sold or otherwise disposed of, which will forthwith become, without further action, subject to the lien of this mortgage.

(c) If the Mortgaged Property or any part thereof is damaged by fire or any other cause, the Mortgagor will give immediate written notice of the same to the Mortgagee.

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